Town of Arlington
Planning Commission
Meeting

February 19, 2019
6:30 P.M.
Planning Commission Meeting
Tuesday, February 19, 2019
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the January 22, 2019 Meeting Minutes

IV. Comments from Citizens

V. Old Business

A. Providence Square, previously Arlington Commons, Mixed Use PD – Master Development Plan – South side of Milton Wilson, east of Hall Creek and The Shops of Arlington Village PD.

PUBLIC HEARING: A request for a Master Development Plan for Providence Square, previously Arlington Commons, Mixed-Use PD, a 45-acre site on the south side of Milton Wilson and east of Hall Creek and The Shops of Arlington Village PD.

B. Other as Properly Presented

VI. New Business

A. TN Equine Hospital Expansion – Site Plan – 12314 US 64 Eads, TN

B. Wilson Lake PD – Master Development Plan – North of Forrest Street, west of the Forrest Street Park and soccer fields.

PUBLIC HEARING – a request for a Master Development Plan for Wilson Lake PD, a residential development on a 38.39-acre site north of Forrest Street, west of the Forrest Street Park and soccer fields.

C. Other as Properly Presented

VII. Adjourn
Providence Square PD (previously Arlington Commons)
MASTER DEVELOPMENT PLAN

DATE: February 19, 2019

STAFF: Angela Reeder, AICP, Town Planner
Steve Hill, P.E., Town Engineer

SUBJECT: Master Development Plan for Providence Square Mixed-Use Planned Development Overlay

APPLICANT: Bank of Bartlett; Representative: Robert Byrd

DESIGN PROFESSIONAL: Dalhoff Thomas Design Studio; Representative: Bob Dalhoff

SITE LOCATION: South side of Milton Wilson Blvd, east of Hall Creek

ZONING CLASSIFICATION: M-1: Light Industrial, per Airline Road PD Overlay

FUTURE LAND USE CLASSIFICATION: Mixed Use

ACREAGE: 45.03 acres

BACKGROUND: The project sits on the south side of Milton Wilson Blvd, east of Hall Creek. It is within the Airline Road PD overlay, approved in 2005 and amended in 2015 (Reso. 2016-01). The Airline Rd PD includes ±159 acres zoned SC, B-2, and M-1; these 45 acres fall within the M-1 overlay.

The applicant is requesting their property be removed from the Airline Road PD, and a new Mixed-Use PD be considered. It was considered at the January PC meeting, where it was withdrawn to allow for the applicant to incorporate Commissioner comments and a joint BMA/PC work session (Feb. 12th).

Those changes have been incorporated and the applicant is now proposing a revised Concept Plan. The following identifies where those changes are proposed.
PROPOSAL AND ANALYSIS:
The name of the development was revised from Arlington Commons to Providence Square, as it was noted an Arlington Commons development already exists in town.

The Master Plan still establishes a layout for a mixed-use Professional area on the 45-acre site, as well as a set of guidelines to shape development in that area. The layout was revised partially, to address comments provided at the Planning Commission meeting. Those layout changes are as follows:

- The layout of buildings along Milton Wilson was revised to include only a single-loaded aisle of parking in front of the buildings; moving the buildings 20 feet closer to the street.
- A traffic circle was added at the intersection of the primary and secondary roads.
- A clear pedestrian connection was provided between the hotel and Village Square.
- The pedestrian corridor on the east side of the project was increased by 45% in size, and a pavilion was added to the office park area.

As noted before, since specific end users are not known, future development here would go through the standard process for Site Plan approval and be subject to both the PD guidelines and Town Code.

**Proposed Uses** - The PD incorporates a mix of retail, office, hospitality, amenities, and residential lofts, with uses primarily following the SC (Shopping Center) zoning designation. This is consistent with the Shops (Kroger) property to the west.

Uses permitted in SC zoning would still be allowed here, with the requested changes. Three uses were added to the list of excluded uses: gas stations, car washes, and funeral homes. The full list of use changes is now as follows:

- The following uses are excluded in the PD: greenhouse/nursery, auto repair, auto services, dry cleaning and laundry, self-serve laundry, car wash, gas service stations, and funeral homes.
- In Area 1, residential lofts with outdoor dining and an amphitheater amenity are permitted.
- In Area 2, a hotel may have an internal restaurant and offer over 40 seats in a meeting room.

For each area of the PD, details to illustrate appropriate building orientation, architectural design, open space connections, and more still remain to provide and support consistency.

The applicant stated their intent is to provide studio, one and two-bedroom lofts only, to match the audience they intend to attract. Staff encourages that language be added to the PD.

**Bulk Regulations** – The PD would still follow the Town’s regulations of the proposed SC zoning designation, with the previous discussed revisions requested. Changes since the last meeting are as follows:

- Parking for Phase 1 (mixed use) was reduced to allow for increased open space, as requested.
- The front setback along Milton Wilson was reduced by 20 feet, as a result of the change from a double-loaded aisle to a single-loaded aisle of parking on the north side of the buildings.
- Common Open Space was increased from 22.2% to 24.3%.

**Phasing Plan** – No changes were proposed. The PD is still proposed in multiple phases dictated by market needs and demands. A Business Association will still be established with Phase 1, and each phase after shall be incorporated into that Association.
Architectural Design – No changes were made to the architectural design regulations.

Site Layout and Access - No changes are proposed since the last meeting. As pedestrian and bicycle access was discussed at the last meeting, the following restates what is proposed:

- Primary Access Road (84’ ROW) – Proposed as a 2-lane road with a center turn lane and bicycle lanes on each side. The ROW includes a wider greenway with 8’ sidewalk on the east side, and a standard sidewalk on the west side.
- Secondary Access Roads (60’ ROW) – The secondary roads are proposed to be 2-lane with a center turn lane, and typical 5’ sidewalks on each side.

Pedestrian Access - Pedestrian connectivity will still be provided throughout, to support walkability. Access previously included sidewalks along all the roadways, an east/west landscaped pedestrian corridor, trails within the almost 5-acre open space on the west side of the project, and a pedestrian bridge connection to the greenway behind the Shops/Kroger site.

The plan now includes a 45% increase in the east/west pedestrian corridor and a clear connection between the hotel and village center area.

Staff still encourages the crosswalk between the Mixed-Use Plaza and Pedestrian Corridor be enhanced to highlight that connection, such as through colored concrete and/or a raised speed table.

Public Utilities and Traffic – No changes were made that impact prior sewer or stormwater detention notes. Milton Wilson Blvd, as a 5-lane collector, continues to have adequate capacity to handle the expected traffic volumes generated by this development.

Landscaping – No changes were made to the landscaping plan. Appropriate use of landscaping to soften buildings and compliment architecture is still emphasized throughout the plan. Landscape plates are still provided for all roadways and buffers. Final open space details will be required to be considered by the DRC for each site as it develops.

Consistency with Town’s Future Land Use Plan

The Future Land Use Plan identifies this property as Mixed Use and offers the following guiding principles for these developments. Staff would note the proposal is largely consistent with each:

- They shall provide a variety of employment, commercial and entertainment uses supported by accompanying residential uses of various densities.
- Buildings should be located closer to streets.
- Shared parking shall be utilized where appropriate.
- Usable, open space for gathering and socializing is recommended.
- They should be walkable and well-connected for automobiles, bicycles and pedestrians.
- They are preferred along arterial or collector roads.
- Mixed uses within structures should have commercial on the ground floor and residential above.
- Residential density shall generally be between 4.0 – 8.0 dwelling units per acre
- PD overlays are strongly recommended to help implement the development features, multiple uses and densities found in these types of projects.
Objectives of a Planned Development - Pursuant to the Arlington Zoning Ordinance, the intent of a PD is to facilitate flexible techniques of land development with the goal to result in a better project that contains more amenities and is more desirable than what conventional regulations would allow.

As noted previously, the Master Development Plan accomplishes several of the objectives identified in our Zoning Ordinance for a PD. It incorporates quality architectural materials and cohesiveness, utilizes interconnected vehicular access to minize curb cuts on Milton Wilson Blvd, creates options for walkability and less automobile trips, creates shopping opportunities in a commercial area on a main transportation route, provides amenities not found in a standard commercial development, and gives the flexibility for the developer to design such a large development in phases.

The proposal provides extensive details to guide development of this large 45-acre site in a manner that ensures it is high quality and represents the goals of Arlington for design and walkability. It’s located on a visible, commercial corridor that the Town enhanced for the very purpose of serving such a development. It also serves as a transition to the residential areas to the east. If the owner instead decided to develop this site in smaller sections per our standard industrial or commercial guidelines, it would result in a much less cohesive, connected commercial corridor.

Next Steps:
The Planning Commission recommendation on this request will go to the Board of Mayor and Aldermen, who will consider the request at a future public hearing.

RECOMMENDATION: Staff recommends approval of the proposed Master Development Plan be subject to the following conditions, in addition to any other conditions levied by the Commission:

1. The Providence Square Mixed-Use PD, with revisions dated February 13, 2019, if approved by the Board of Mayor and Aldermen, may be subject to revisions as a result of engineering design and Town technical specification considerations. The Town’s Zoning Ordinance, Subdivision Regulations, Stormwater Regulations and Technical Specifications Manual shall govern development of the Subject Property unless specifically modified as part of the approved Master Development Plan.

2. Upon approval of the Board of Mayor and Aldermen, the Planned Development shall be recorded with the Shelby County Register of Deeds.

3. After approval of the Master Development Plan, the applicant will be required to submit and receive standard approvals from the Planning Commission, the Design Review Committee, and/or Board of Mayor and Aldermen for each phase or lot therein.

4. The Master Development Plan will expire within one (1) year of approval by the Board of Mayor and Aldermen should the applicant fail to submit an application to the Planning Commission for construction plans or a Site Plan within that time. The owner may request the BMA grant extensions of an approval in one (1) year increments, per Town Code for Planned Developments.

5. A Development Agreement, representing a binding agreement between the Developer and the Town of Arlington pertaining to all conditions of approval, including the submitted Master Development Plan (as amended), shall be required prior to beginning work on any and all phases of this development.

6. Each phase of the project shall be incorporated into the Business Owners Association, to share the amenities and maintenance costs of the development.
7. All open space proposed as part of the Master Development Plan shall be privately owned and maintained by the individual property owners or an owners’ association.

8. Revise the Master Development Plan document to address:

   a. Revise to note the Business Owner’s Association be responsible for maintenance of the portion of the greenway buffer that falls within the public ROW, to remain consistent with the remainder of the project and remove the added burden from Town staff.

   b. Add language to note the residential lofts shall only include a variety of studio, 1-bedroom, and 2-bedroom options, with the majority to be studio and 1 bedroom.

   c. Add a requirement and details for an enhanced crosswalk, such as using a raised speed table, at the crossing between the end of the pedestrian greenway and main plaza.

   d. Note that ultimate driveway locations shall be considered and approved by the Town Engineer to ensure accurate driveway separation is achieved.

   e. Note that the project will be expected to extend public sewer to adjacent upstream properties where appropriate for future sewer extensions in accordance with Town policy.
Town of Arlington
Planning Commission
Planned Unit Development
General Development Plan Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Note: A pre-application conference is required at least one (1) month prior to filing an application for a General Development Plan. Contact the Town Planner at 901-867-3449 to schedule an appointment.

| Planned Development Name: | Arlington Commons Planned Development |
| Location: | E of the Airline Rd / Milton Wilson Blvd intersection on the S side of Milton Wilson Blvd |
| Owner of Record: | Bank of Bartlett |
| Owner Address: | 6281 Stage Rd  Memphis, TN 38120 |
| Daytime Phone: | 901.382.6600  Fax Number: |
| E-mail Address: | bbyrd@bankofbartlett.com |

Developer Contact: Same as Owner

Company Name:  
Mailing Address:  
Daytime Phone:  Fax Number:  
E-mail Address:  

Engineer/Designer Contact: Bob Dalhoff  
Company Name: Dalhoff Thomas Design Studio  
Mailing Address: 6465 N Quail Hollow Rd  
Daytime Phone: 901.646.5071  Fax Number:  
E-mail Address: bob@dt-designstudio.com

Instructions for Submitting an Application:

☒ Fee Schedule: Residential PD – $500.00 + $10.00 per lot  
Commercial/Industrial PD – $2,500.00  
Mixed-Use/Traditional Neighborhood Design PD - $2,500.00  
PD Amendment – $250.00

*Make checks payable to the Town of Arlington*

☒ Check all items on the following checklist. All items must be addressed or the application may be deemed incomplete and returned to the applicant.

☒ Refer to the Town of Arlington Zoning Ordinance, available at www.townofarlington.org, for all requirements.

5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507  
Telephone (901) 867-3449 • Fax (901) 867-2638

Revised: 1/8/2015
Planning Commission  
General Development Plan Application

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by the submittal deadline.

2. A completed application form and stated documents are required. The Planning Department will review each item to ensure it is complete. The application will not be considered filed with the Department and will not be placed on the Commission/Committee agenda until all items are complete.

3. In cases where the applicant is not the property owner, it is also hereby acknowledged by the property owner that he or she is in full agreement with the content of this application.

4. By signing this document, the applicant and owner accept the above conditions.

*Owner information is required

<table>
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<tr>
<th>APPLICANT:</th>
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<tr>
<td>If an Entity:</td>
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<tr>
<td>Name of Entity: Dalhoff Thomas design studio</td>
<td>Name of Entity: Bank of Bartlett</td>
</tr>
<tr>
<td>By (Signature):</td>
<td>By (Signature):</td>
</tr>
<tr>
<td>Print Name: Bob Dalhoff</td>
<td>Print Name:</td>
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<tr>
<td>Title: Principal</td>
<td>Title:</td>
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If an Individual(s):

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I agree this ad is accurate and as ordered.

PUBLIC HEARING NOTICE

THE ARLINGTON PLANNING COMMISSION AND BOARD OF MAYOR AND ALDERMEN WILL HOLD A JOINT WORK SESSION AT 6PM TUESDAY, FEBRUARY 12, 2019, AT TOWN HALL, 5854 AIRLINE ROAD, REGARDING THE ARLINGTON COMMONS MIXED USE PD, LOCATED ON A 45-ACRE SITE ON THE SOUTH SIDE OF MILTON WILSON, EAST OF HALL CREEK.

THE ARLINGTON PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT 6:30PM TUESDAY, FEBRUARY 19, 2019, AT TOWN HALL TO CONSIDER THE FOLLOWING: THE ARLINGTON COMMONS MIXED USE PD ON MILTON WILSON, AND THE WILSON LAKE RESIDENTIAL PD MASTER PLAN, A 60-LOT DEVELOPMENT ON 38.39-ACRES NORTH OF FORREST STREET, WEST OF FORREST STREET PARK.

Thank you for your business. Our commitment to a quality product includes the advertising in our publications. As such, Gannett reserves the right to categorize, edit and refuse certain classified ads. Your satisfaction is important. If you notice errors in your ad, please notify the classified department immediately so that we can make corrections before the second print date. The number to call is 901-529-2700. Allowance may not be made for errors reported past the second print date. The Memphis Commercial Appeal may not issue refunds for classified advertising purchased in a package rate; ads purchased on the open rate may be pro-rated for the remaining full days for which the ad did not run.
PUBLIC NOTICE

TOWN OF ARLINGTON
PUBLIC NOTICE

TOWN HALL
5854 AIRLINE ROAD
ARLINGTON, TN 38002

PLANNING COMMISSION HEARING

FEBRUARY 19, 2019
6:30 PM

REQUEST: Approve Arlington Commons Planned Development
MIXED-USE PD - 45.03 acres ±

APPLICANT: Bank of Bartlett

CASE INFORMATION AT TOWN OF ARLINGTON
901-867-3449

POSTING DATE: JANUARY 7, 2019
TOWN OF ARLINGTON, TENNESSEE  
PLANNING COMMISSION  
DEVELOPMENT STAFF REPORT  

TN Equine Hospital Expansion  
SITE PLAN APPLICATION REVIEW  

DATE:  
February 19, 2019  

STAFF:  
Angela Reeder, AICP, Town Planner  
Steve Hill, P.E., Town Engineer  

SUBJECT:  
Site Plan Review  

APPLICANT:  
Tennessee Equine Hospital LLC; Representative: Dr. Monty McInturff  

DESIGN PROF./CONSULTANT:  
Ledford Engineering, Planning, Architecture; Rep: Rob Peterson  

SITE LOCATION:  
12314 US Hwy 64  

SITE ACREAGE:  
3.15 Acres  

ZONING:  
B-2 (General Commercial) and O (Office)  

ANALYSIS: The applicant is requesting Planning Commission approval of an expansion of the existing equine hospital on Highway 64, just east of I-269. The hospital has been in this location for several years and is outgrowing its current facility. As the use is not changing, the proposal remains a permitted use in the site’s B-2 zoning district.  

Proposal: The applicant proposes to add an almost 5,000 square foot horse barn behind and to the north of the existing building. It will allow for horses being treated to stay on-site, should it be medically necessary. Four-rail horse fencing will be added to the existing lot to create a couple small horse paddocks. The building will sit well back from any property line, with parking on either side to serve it.
As the barn is accessory to the veterinary use on the site, the two parcels that make up the site (one with clinic, other with barn) shall be merged. A condition of approval requires a final plat be finalized prior to any building permits being issued pursuant to this application.

**Access and Loading:** Access to the site will continue through the existing driveway on Highway 64 that is closest to I-269, which is a 24’ driveway with right-in/right-out access. The existing parking lot accessible from the driveway will be improved and extended to provide a 24’ internal driveway that loops back to the barn. This will provide a more usable route for horse trailers coming to the site and the new barn to load/unload and exit the site.

**Parking:** The site plan provides 9 new parking spaces for the barn, which includes 1 handicap stall. This is within Zoning Ordinance requirements, which call for a minimum of 7 spaces and a max of 9 spaces for kennel uses. In addition, existing 4 spaces for customers will remain beside the veterinary office.

**Road Improvements:** No changes to the existing access drives into the site are proposed. No road improvements are required for this project.

**Drainage / Grading:** The project includes the expansion of the existing dry stormwater detention basin on the site. The proposed expansion will provide adequate stormwater detention as required by Arlington’s regulations. Staff has noted that the applicant must confirm that the detention basin construction will not encroach into the existing septic system disposal field on the site.

**Sanitary Sewer:** Public sanitary sewer service is not available at this site. Any service to the new barn will have to utilize the existing septic system on site. A letter from the Health Department was provided by the applicant noting the system should be able to serve the expansion. A condition of approval notes that work cannot begin on the site until the Health Department issues a permit for septic service to the barn.

**Landscaping and Tree Ordinance:** Open space exceeds the requirements for this lot, with several fenced fields that will remain on-site. The site is required to provide 63 tree density units, and the Design Review Committee will review the final landscaping plans.

**Next Steps:** If approved, the applicant will next be required to receive approval for site improvements from the Design Review Commission, complete all conditions of approval and have a Pre-Construction meeting with staff prior to beginning work.

**RECOMMENDATION:**
Staff recommends approval of the applicant’s Site Plan for an expansion to the existing equine hospital, subject to the following conditions, in addition to any other conditions levied by the Planning Commission.

**STANDARD CONDITIONS:**
S-1. It is found that the application as presented, with plans dated February 7, 2019, and with the conditions of approval meets the provisions of the Town of Arlington Zoning
Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

S-2. All construction improvements within the development shall be in compliance with the Town of Arlington Zoning Ordinance, Subdivision Regulations and Technical Specifications, as directed and approved by the Town Engineer, unless otherwise noted on the Site Plan.

S-3. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.

S-4. Prepare and submit to the State of Tennessee (with a copy to Arlington) a notice of intent and a Stormwater Pollution Prevention Plan for the site, if appropriate.

S-5. Erosion control measures as approved by the Town Engineer shall be implemented in compliance with the applicant’s filed Notice of Intent, and approved Notice of Coverage prior to any earth disturbance activity.

S-6. All signage design and location is subject to the review and approval of the Design Review Committee.

S-7. The applicant is required to have a pre-construction meeting with Town of Arlington staff prior to commencing improvements.

PROJECT SPECIFIC CONDITIONS:

P-1. All sidewalk paths, including those across driveways, shall be ADA compliant, including the installation of truncated domes to provide tactile surfaces where ADA routes cross driveways. This requirement applies both in the public right-of-way and within the site.

P-2. Revise the Construction Plans to address comments as noted on the marked-up plan sheets provided by the Town Engineer and provide for Town review and approval.

P-3. Landscaping, lighting, building elevations and signage shall be reviewed and approved by the Design Review Committee in accordance with the Town of Arlington Design Guidelines Manual.

P-4. Proof of an approved Shelby County Health Department septic permit must be provided to the Town prior to a preconstruction meeting and civil work beginning on-site.

P-5. A Final Plat must be recorded to combine the two parcels associated with the project before a building permit can be issued pursuant to this approval.
# Town of Arlington

**Planning Commission**

## Site Plan Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

<table>
<thead>
<tr>
<th>Development Name:</th>
<th>Tennessee Equine Hospital</th>
<th>Zoned:</th>
<th>Office</th>
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<tr>
<td>Location:</td>
<td>12314 US-64, Eads, TN 38028</td>
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<tr>
<td>Owner of Record:</td>
<td>TEH Land LLC</td>
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<tr>
<td>Owner Address:</td>
<td>12314 Highway 64 Eads, TN 38028</td>
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<tr>
<td>Daytime Phone:</td>
<td>(901) 300-3830</td>
<td>Fax Number:</td>
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<tr>
<td>E-mail Address:</td>
<td><a href="mailto:mmclintuff@tnequinehospital.com">mmclintuff@tnequinehospital.com</a></td>
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**Developer Contact:** Monty McInturff

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<th>Company Name:</th>
<th>Tennessee Equine Hospital, LLC</th>
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<td>12314 Highway 64 Eads, TN 38028</td>
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<td>Daytime Phone:</td>
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<tr>
<td>E-mail Address:</td>
<td><a href="mailto:mmclintuff@tnequinehospital.com">mmclintuff@tnequinehospital.com</a></td>
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**Engineer/Designer Contact:** Rob Peterson

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<th>Company Name:</th>
<th>Ledford Engineering, Planning, and Architecture, LLC</th>
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<tbody>
<tr>
<td>Mailing Address:</td>
<td>5567 Commander Drive</td>
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<tr>
<td>Daytime Phone:</td>
<td>901 867 5220</td>
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<tr>
<td>E-mail Address:</td>
<td><a href="mailto:rob@ledfordep.com">rob@ledfordep.com</a></td>
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**Instructions for Submitting an Application:**

- Fee Schedule: Less than 5 acres – $800.00
  Over 5 acres – $1,000.00

  *Make checks payable to the Town of Arlington*

- Attached is a Site Plan Checklist of required items. All items must be addressed or the application may be deemed incomplete and returned to the applicant.

- A preliminary meeting with Staff for review prior to submittal deadline date is suggested. Staff meets the first and third Monday of each month. Call the Planning Department to schedule.

- When the Planning Commission approves a site plan, it shall lapse unless a building permit, based thereon, is issued within one (1) year from the date of such approval unless an extension of time is applied for and granted by the appropriate approving body.

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**Office Use Only**

[Stamp: RECEIVED 6-6-2013]

**Date Received:** 7-3-18

**Amount:** 100.00

**Fee Receipt #:** 041962

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5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507

Telephone (901) 867-3449 • Fax (901) 867-2638
Planning Commission
Site Plan Application

Town of Arlington

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by the submittal deadline.

2. If all required materials/documents are not submitted to and received by the Planning Department by the deadline, the application will NOT be accepted or posted on the Planning Commission Agenda.

3. In cases where the applicant is not the property owner, it is also hereby acknowledged by the property owner that he or she is in full agreement with the content of this application.

4. By signing this document, the applicant and owner accept the above conditions.

*Owner information is required

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<tr>
<th>APPLICANT: Monty McInturff</th>
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<td>By (Signature):</td>
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<tr>
<td>Print Name: Monty McInturff</td>
<td>Print Name:</td>
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<tr>
<td>Title: President /Manager</td>
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Disclosure Of Ownership Interests

In order to assist staff and appointed and elected officials of the Town of Arlington in complying with Ordinances of the Town relating to conflicts of interest, the following information is required to be furnished:

1. For Profit Entities: If the applicant submitting this Application ("Applicant") is a for-profit, e.g., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., trust, or any other form of for-profit business entity, the authorized representative of the Applicant must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Applicant. (If another business entity owns 10% or more of the ownership interests in the Applicant, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Applicant, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Applicant: Monty McInturf

Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

<table>
<thead>
<tr>
<th>Name</th>
<th>Business or Home Address</th>
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<tbody>
<tr>
<td>Matthew Puviorich</td>
<td>PO Box 184 Thompson Station TN 37174</td>
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<tr>
<td>Matthew Delisle</td>
<td>PO Box 184 Thompson Station TN 37179</td>
</tr>
</tbody>
</table>

2. For Profit Entities: If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owners and Lessee, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner and Lessee, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Owner and Lessee:

Persons or Entities Owning 10% or More of the Ownership Interests of the Owner and Lessee:

<table>
<thead>
<tr>
<th>Name</th>
<th>Business or Home Address</th>
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</thead>
</table>
TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION

DEVELOPMENT STAFF REPORT

Wilson Lake Planned Development
MASTER DEVELOPMENT PLAN APPLICATION

DATE: February 19, 2019

STAFF: Angela Reeder, AICP, Town Planner
       Steve Hill, P.E., Town Engineer

SUBJECT: Master Development Plan for the Shady Oaks Lakes PD

APPLICANT: Creekside Homes, LLC; Representative: Barry Duke

DESIGN PROFESSIONAL: The Bray Firm; Representative: David Bray

SITE LOCATION: North side of Forrest Street, west of Maple Grove subdivision and south of the CSX Railroad tracks

ZONING CLASSIFICATION: RS-15: Medium Density Residential

ACREAGE: 38.39 acres

BACKGROUND: The applicant is requesting consideration of a Residential Planned Development and Master Development Plan for an almost 40-acre property zoned RS-15 (Medium Density Residential) and located on the north side of Forrest Street between Forrest Street Park and Maple Grove. The site abuts the railroad on the north side, streams on both the east and west, and the nine (9) homes of Shady Oaks Estate to the south. It has access to Forrest Street through what was lot 10 of Shady Oaks Estate. It was most recently used for agricultural purposes.

The site was previously considered by the PC in 2017 but was pulled by the applicant to allow him to address the comments that were provided at the meeting. Since then, the applicant had a Joint Work Session with the Town last October to discuss the project and this is their response.

PROPOSAL AND ANALYSIS:

Proposed Uses and Architecture
The project will provide for 60 single-family lots on the 38.39-acre site, which results in a total density of 1.56 dwelling units per acre. Homes throughout the neighborhood must be a minimum of 2,800 square feet heated square footage. The heated area does not include garages or patios, which will typically add another 500-600 square feet.
The plan states the homes will have a heavy influence of Craftsman style, with exterior veneers of brick, stone, and hardie plank siding (in various styles), large covered porches, extended gable overhangs, tapered or round columns, and metal awning accents. A few examples of the architectural designs are provided. The proposal notes all garages shall be side or courtyard loaded, except for corner lots. Courtyard loaded garages are not consistent with the design style proposed and should be limited.

The homes are similar to home currently being built in Town, with minimal Craftsman influence through the exterior materials. To achieve a more consistent design and ensure quality construction, staff would encourage several details be clarified in the PD. Additions might include: minimum front porch dimensions, lower pitched gable rooflines, minimum eave overhangs, exposed rafters under eaves, percentage ranges for exterior materials, a variety of era appropriate color choices to avoid repeating design (walls and roof), double-hung windows, partially paneled doors, and decorative eave brackets or supports.

**Bulk Regulations**
The site is currently subject to the RS-15 zoning regulations. The density is roughly half what would otherwise be allowed, which is driven largely by the requirements of the site (site fill and detention pond, creeks, sewer easement). Similarly, the open space also well exceeds Town requirements, with 44% open space provided.

The PD application requests exceptions for lot size and building setbacks (front, side, and rear). The chart below summarizes the proposed bulk regulations and the regulations of the current RS-15 district for comparison.

<table>
<thead>
<tr>
<th></th>
<th>RS-15 Zoning District (existing)</th>
<th>Wilson Lake PD (current proposal)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>15,000 sf</td>
<td>12,000 sf</td>
</tr>
<tr>
<td>Density</td>
<td>2.9 du/acre</td>
<td>1.56 du/acre</td>
</tr>
<tr>
<td>Minimum Lot Width</td>
<td>100 ft</td>
<td>90 ft</td>
</tr>
<tr>
<td>Front Yard Setback (min)</td>
<td>35 ft</td>
<td>25 ft</td>
</tr>
<tr>
<td>Rear Yard Setback (min)</td>
<td>25 ft</td>
<td>20 ft</td>
</tr>
<tr>
<td>Side yard Setback (min)</td>
<td>15 ft / 30 ft total</td>
<td>5 ft min. / 15 ft total</td>
</tr>
<tr>
<td>Open Space</td>
<td>20% (in a PD)</td>
<td>44%</td>
</tr>
<tr>
<td>Minimum Home Size</td>
<td>No minimum required</td>
<td>2,800 sf heated</td>
</tr>
</tbody>
</table>
Staff notes these lots are proposed 10 feet narrower than current Code requirements, yet the side setbacks are cut in half. To provide more separation and consistency with adjacent projects, staff proposes side setbacks of 12-feet, with an allowance for side-load garages to have 10 foot on one side while maintaining 24’ total. This is equivalent to our setbacks for 90-foot lots in RS-13.

**Vehicular Access:**
The primary access point for the development will still be from a main entrance on Forrest Street. The entrance will be landscaped with neighborhood sign on one side. There will also be a connection in the northeast corner to Bevan Road in Maple Grove, which was stubbed out years ago for a future connection.

**Road Improvements:**
Minor public road improvements are required along Forrest Street where the primary entrance will be located. These improvements would align and tie with Maple Grove’s road improvements on the north side of Forrest Street. There are two existing box culverts crossing Forrest Street (one on the east side and one on the west side of the development) that are within the boundary limits of the subject project. Each of the box culverts shall be extended to accommodate the widening of Forrest Street.

The residential roadways within the development will all have a minimum right-of-way width of 50 feet, with a curb to curb width of 30 feet. Landscape plates are provided to identify the residential streetscape along each of the road types, including sidewalks and street trees beyond. A street connection to Bevan Drive in Maple Grove will also be provided for interconnectivity.

**Consistency with Surrounding Properties**

**Uses:** Surrounding uses include a variety of suburban residential developments and open space (see table below). The residential uses in Wilson Lake PD are consistent with these uses.

<table>
<thead>
<tr>
<th></th>
<th>Current Land Use</th>
<th>Current Zoning</th>
</tr>
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<tbody>
<tr>
<td>North</td>
<td>Railroad tracks with Mary Alice subdivision beyond</td>
<td>RS-15: Medium Density Residential (Mary Alice subdivision)</td>
</tr>
<tr>
<td>South</td>
<td>Shady Oaks Estate &amp; Ewing Place subdivisions</td>
<td>RS-18: Low Density Residential (Shady Oaks Est.)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>RS-15: Medium Density Residential (Ewing Place)</td>
</tr>
<tr>
<td>West</td>
<td>Forrest Street Park (Town)</td>
<td>B-3: Downtown Business (Depot Square Master Plan)</td>
</tr>
<tr>
<td>East</td>
<td>Maple Grove subdivision</td>
<td>RS-18 PD: Low Density Residential (Maple Grove)</td>
</tr>
</tbody>
</table>

**Homes:** Homes in Shady Oaks Estates are larger and on larger lots. Based on Assessor information, they average 2,968 sf in size. Homes in Maple Grove to the east range from 1,800
sf to 3,000 sf, with the average size around 2,400 sf. The proposed minimum 2,800 heated sf homes in Wilson Lake would be consistent with each.

**Lot Sizes:** Lot sizes in the proposed development are increased to a minimum of 12,000 square feet in size from previous proposals. While smaller than lots farther east on Forrest Street, this is more consistent with nearby adjacent neighborhoods, such as Ewing Place with their 12,500 sf minimum lot size.

Lot sizes in nearby subdivisions are as follows:
- Shady Oaks Estate – 1 acre
- Forrest Grove - 10,000 sf
- Maple Grove - 11,250 sf
- Ewing Place - 12,500 sf
- Kensington - 6,500 sf
- Wilson’s Crossing - 8,750 sf

**Common Open Space / Landscaping:**
The revised proposal now includes 17.11 acres of open space or 44%, which is an increase from the previous 35% proposed. The open space includes common area at the subdivision entrance, a buffer along the streams on the east and west boundaries, the central lake, and open space on the north side of the site. Specific acreages for the individual COS areas are not provided and would be required with a preliminary plat.

The large, ±6-acre lake is proposed with one fountain in the center. A 5-ft wide asphalt walking trail is proposed around the perimeter of the lake, with access from the greenway trail, a cul-de-sac, and the southern roadway in the development. This creates a walking loop for residents; however, given the greenway trail and adjacent Forrest St. park trails, leaving the lake perimeter well-manicured but without a trail may be preferable.

If the lake trail is removed, the accessway on the southern side should remain for residents in that area and for emergency personnel. Staff would encourage it be widened to be more usable and a true feature, and recommend any paved surface be limited to the extent necessary for emergency personnel.

An 8-foot wide greenway section is proposed along the northern side of the site and will complete the trail system from Fayette County to Forrest Street Park and Depot Square. The trail is proposed as asphalt; staff recommends a concrete walkway be used instead, to distinguish it from other trails on-site and be consistent with Maple Grove to the east.

Amenities proposed along the northern side of the site for these 60 homes include a pavilion, BBQ grills, benches, half basketball court, and fenced dog park with waste receptacle. The DRC would provide final review and approval of site amenity details; however, staff would require the dog park be fenced with a wrought-iron fencing (or equivalent) and not chain link. Staff can provide appropriate examples. A bench is also recommended in the dog park for owners while their dogs play.

Lastly, as shown in previous plans, a cedar fence with brick columns would be placed along the property line between the proposal and the existing homes on Forrest Street. At the first PC meeting, the applicant agreed to make this an eight (8) foot tall fence to compensate for elevation differences between the homes. It is proposed to wrap around Lot 9 of the adjacent homes and slowly taper down to a four (4) foot fence towards the street.
Objectives of a Planned Development
Pursuant to our Zoning Code, the Town may grant a PD that results in specific tangible benefits to the community. Specific objectives for the Town, residents, and developer are noted below:

1. exceptional architectural and environmental innovation in design of the development;
2. exceptional preservation of rural character, open space, natural vegetation, natural geologic and topographic features, historic buildings and landmarks;
3. more efficient use of land resulting in networks of utilities, streets, and other infrastructure features that maximize allocation of fiscal and natural resources;
4. alternatives to private automobile travel and to prevent discontinuity on travel movements that would increase the length of trips;
5. to allow small businesses serving neighborhoods to provide convenient shopping that is accessible to pedestrians;
6. amenities not typically found in other developments such as greenbelts, pedestrian circulation, recreational facilities, etc.; and
7. developer benefits including conservation of lot density, lower cost of infrastructure, and increased design flexibility.

The proposed Shady Oaks Lakes PD does provide amenities for residents that is not found in traditional subdivisions, does preserve natural tree growth along the east, north, and west edges of the property, completes an interconnected network of utilities, streets and infrastructure by connecting to an existing stub street, and constructs a portion of our greenway trail to connect with Depot Square.

Next Steps:
The Planning Commission’s recommendation will go to the Board of Mayor and Aldermen, who will consider the request at a future public hearing.

If approved, a preliminary and final plat, construction plans, and common open space plans will also have to be submitted for PC and/or DRC review and approval.

RECOMMENDATION: Staff recommends that any consideration of the Master Development Plan be subject to the following conditions, in addition to any other conditions levied by the Planning Commission:

1. The Wilson Lake Master Development Plan dated January 23, 2019, if approved by the Board of Mayor and Aldermen, may be subject to revisions as a result of engineering design and Town technical specification considerations. The Town’s Zoning Ordinance, Subdivision Regulations, Stormwater Regulations and Technical Specifications Manual shall govern development of the Subject Property unless specifically modified as part of the approved Master Development Plan.

2. Upon approval of the Board of Mayor and Aldermen, the Planned Development shall be recorded with the Shelby County Register of Deeds.
3. After approval of the Master Development Plan, the applicant will be required to submit and receive standard approvals from the Planning Commission, the Design Review Committee, and/or Board of Mayor and Aldermen for each phase or lot therein.

4. The Master Development Plan will expire within one (1) year of approval by the Board of Mayor and Aldermen should the applicant fail to submit an application to the Planning Commission for construction plans or a Site Plan within that time. The owner may request the BMA grant extensions of an approval in one (1) year increments, per Town Code for Planned Developments.

5. A Development Agreement, representing a binding agreement between the Developer and the Town of Arlington pertaining to all conditions of approval, including the submitted Master Development Plan (as amended), shall be required prior to beginning work on any and all phases of this development.

6. All open space proposed as part of the Master Development Plan shall be privately owned and maintained by an owners’ association. Each phase of the project shall be incorporated into the Homeowners Association, to share the amenities and maintenance costs of the development.

7. Revise the Master Development Plan document to address:
   a. All comments and “red-line” notes provided by the Town Engineer prior to final approval,
   b. Side setbacks shall be 12 feet, with an allowance for side-load garages to reduce one side to 10 feet, while maintaining 24 feet total.
   c. A public access easement shall be provided across the 8-foot greenway trail along the northern side of the site.
   d. The greenway trail shall be an 8’ wide concrete trail, not asphalt.
   e. Provide a larger open space area on the south side of the lake and limit any hardscape to the minimum amount necessary to satisfy emergency personnel needs.
   f. Dog park fencing must be wrought iron or equivalent, not chain link, and at least one bench should be provided in the dog park area.
   g. Note the decorative fencing provided at the rear of lots on the lake will be a minimum of 5 feet tall, to allow pools for those residents if desired.
   h. Additional architectural details should be added to the plan to give benchmarks to ensure the proposed vision is met.

8. The applicant is responsible for installing an ADA-compliant pedestrian bridge connection to Forrest Park on the greenway trail at the northwest side of the site. The Town will reimburse the developer for 1/2 of the cost for this bridge. Bridge plan details and location shall be coordinated with the Forrest Park plans so that the trail aligns properly with the existing trail.
**Town of Arlington**

**Planning Commission**
**Planned Unit Development**
**Master Development Plan Application**

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

*Note: A pre-application conference is required at least one (1) month prior to filing an application for a Master Development Plan. Contact the Town Planner at 901-867-3449 to schedule an appointment.*

<table>
<thead>
<tr>
<th>Planned Development Name:</th>
<th>WILSON LAKE PLANNED DEVELOPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>N SIDE FORREST ST. AT EWING</td>
</tr>
<tr>
<td>Owner of Record:</td>
<td>CREEKSIDE HOMES LLC</td>
</tr>
<tr>
<td>Owner Address:</td>
<td>7390 L. S. HWY. 64, OAKLAND, TN 38060</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-361-3990</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td></td>
</tr>
</tbody>
</table>

Developer Contact: SAME

| Company Name:          |                                 |
| Mailing Address:       |                                 |
| Daytime Phone:         |                                 |
| E-mail Address:        |                                 |

Engineer/Designer Contact: DAVID G. BRAY

| Company Name:          | THE BRAY FIRM                    |
| Mailing Address:       | 2950 STAGE PLAZA NORTH, BARTLETT, TN 38134 |
| Daytime Phone:         | 901-383-8668                     |
| E-mail Address:        | DGBRAY@COMCAST.NET               |

**Instructions for Submitting an Application:**

- Fee Schedule: Residential PD – $500.00 + $10.00 per lot
  - Commercial/Industrial PD – $2,500.00
  - Mixed-Use/Traditional Neighborhood Design PD – $2,500.00
  - PD Amendment – $250.00

*Make checks payable to the Town of Arlington*

- Check all items on the following checklist. All items must be addressed or the application may be deemed incomplete and returned to the applicant.

- Refer to the Town of Arlington Zoning Ordinance, available at [www.townofarlington.org](http://www.townofarlington.org), for all requirements.

OFFICE USE ONLY

| Date Received: |                                 |
| Amount:        |                                 |
| Fee Receipt #: |                                 |

5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
Telephone (901) 867-3449 • Fax (901) 867-2638

Revised: 1/8/2015
Planning Commission  
Master Development Plan Application

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by the submittal deadline.

2. A completed application form and stated documents are required. The Planning Department will review each item to ensure it is complete. The application will not be considered filed with the Department and will not be placed on the Commission/Committee agenda until all items are complete.

3. In cases where the applicant is not the property owner, it is also hereby acknowledged by the property owner that he or she is in full agreement with the content of this application.

4. By signing this document, the applicant and owner accept the above conditions.

*Owner information is required

<table>
<thead>
<tr>
<th>APPLICANT: Barry Duke</th>
<th>OWNER: (if different from applicant - if same, note “same”)</th>
</tr>
</thead>
<tbody>
<tr>
<td>If an Entity: Creekside Homes</td>
<td>If an Entity:</td>
</tr>
<tr>
<td>Name of Entity:</td>
<td>Name of Entity:</td>
</tr>
<tr>
<td>By (Signature):</td>
<td>By (Signature):</td>
</tr>
<tr>
<td>Print Name: Barry Duke</td>
<td>Print Name:</td>
</tr>
<tr>
<td>Title: chief manager</td>
<td>Title:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>If an Individual(s):</th>
<th>Print Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Print Name:</td>
<td>Signature:</td>
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<tr>
<td>Print Name:</td>
<td>Signature:</td>
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5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507  
Telephone (901) 867-3449 • Fax (901) 867-2638  
Revised: 1/8/2015
The Arlington Planning Commission and Board of Mayor and Aldermen will hold a joint work session at 6PM Tuesday, February 12, 2019, at Town Hall, 5854 Airline Road, regarding the Arlington Commons mixed use pd, located on a 45-acre site on the south side of Milton Wilson, East of Hall Creek.

The Arlington Planning Commission will hold a public hearing at 6:30PM Tuesday, February 19, 2019, at Town Hall, to consider the following: The Arlington Commons mixed use pd on Milton Wilson, and the Wilson Lake residential pd master plan, a 60-lot development on 38.39-acres north of Forrest Street, west of Forrest Street Park.

Thank you for your business. Our commitment to a quality product includes the advertising in our publications. As such, Gannett reserves the right to categorize, edit, and refuse certain classified ads. Your satisfaction is important. If you notice errors in your ad, please notify the classified department immediately so that we can make corrections before the second print date. The number to call is 901-529-2700. Allowance may not be made for errors reported past the second print date. The Memphis Commercial Appeal may not issue refunds for classified advertising purchased in a package rate; ads purchased on the open rate may be pro-rated for the remaining full days for which the ad did not run.
NOTICE
of
PUBLIC HEARING
PLANNED UNIT DEVELOPMENT for
WILSON LAKE
DATE: Feb 19, 2019
TIME: 6:30 PM
PLACE: Arlington Town Hall
5854 Airline Road